



**WALSH COLUCCI
LUBELEY EMRICH
& TERPAK PC**

Jason B. Heinberg
Law Clerk
(703) 528-4700 Ext. 5417
jheinberg@arl.thelandlawyers.com

October 18, 2005

Via Facsimile and U.S. Mail

Meghan Van Dam
Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Area Plans Review (APR) Nominations Submitted by JPI Development, Inc.;
Fairfax Count Tax Map Reference 101-3 ((1)) 29B, 29C, 30, 30B, 30C, 31B
("Nomination 1"); 101-3 ((1)) 31C, 32, 33; 101-3 ((9)) (1) 1-5, 500, 501, C1
("Nomination 2").

Dear Ms. Van Dam:

I am writing to clarify that the mixed-use option associated with Nominations 1 and 2 requires substantial consolidation of the referenced properties as part of one coordinated development. The land areas associated with Nominations 1 and 2 generally correspond to the land areas currently identified in recommendations #3 and #6, respectively, of the Suburban Neighborhood Areas between the South County Center Community Business Center ("CBC") and the Woodlawn CBC, within the Richmond Highway Corridor area of the Area IV Comprehensive Plan. The mixed-use option proposes a predominantly residential development (90%), with a small office or retail component (10%), of up to .75 FAR, if substantial consolidation of the parcels comprising Nominations 1 and 2 is achieved.

Should you have any questions, or require additional information, please do not hesitate to let me know. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, P.C.

Jason B. Heinberg
JBH/lbm

cc: Aaron Liebert, Ruth Hoang, Martin D. Walsh

J:\JPI\507.50 Smitty's APR\Van Dam ltr 10-18-05.doc